



Pioneer Square

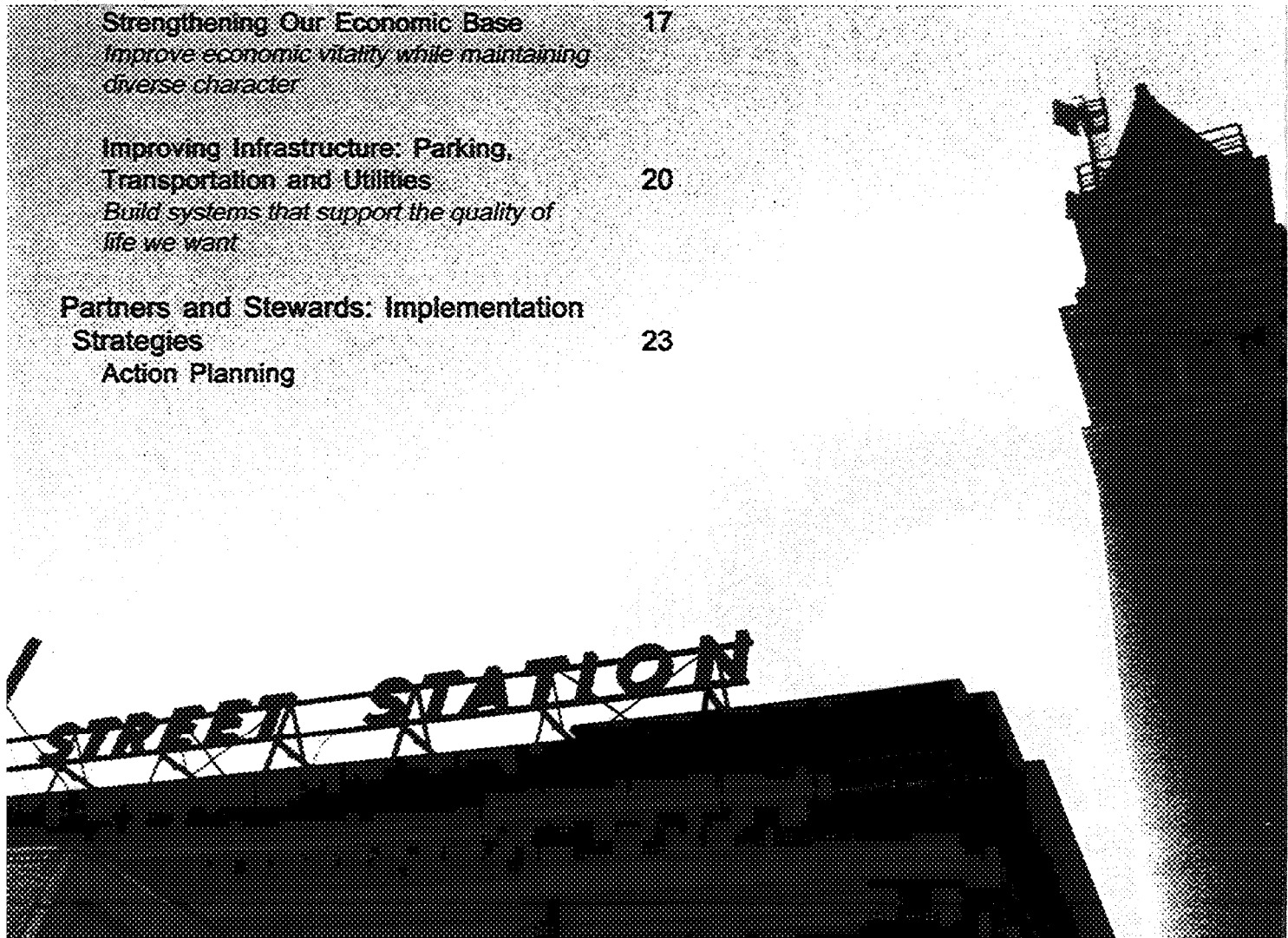
Neighborhood Plan

Pioneer Square Planning **Committee**

March **1998**

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Introduction

The Pioneer Square Historic District has been actively participating in the City of Seattle’s Neighborhood Planning Process since late 1995. Thirty seven Urban Village neighborhoods are currently engaged in this bottom-up, community-based process. The Pioneer Square Planning Committee has spent the majority of these three years initiating discussions and recording the outcomes concerning the quality, character and preservation of our fragile and irreplaceable neighborhood. We’ve accomplished a great deal, and the work is almost complete. Hundreds of volunteers and thousands of hours are invested in the creation and refinement of this plan. We proudly present the Draft 1998 Pioneer Square Neighborhood Plan for community review.

The purpose of the 1998 Plan is to guide the Historic District into the 21st century. The recommendations will direct State, County and City investment, private development, and community initiatives for many years. Pioneer Square is fortunate to have an existing neighborhood plan. The 1991 Pioneer Square Plan Update contains proposals for capital improvements, identifies private and publicly held sites where development should be encouraged, and includes policy recommendations and extensive design guidelines for the District’s public spaces. This 1998 document does not replace the 1991 Plan Update, but rather adapts its recommendations to current realities and defines strategies for realizing goals. The 1991 Plan Update is supplemented by this work and, in case of conflict, the 1998 Plan takes precedence over the 1991 Plan Update.

The neighborhood is working hard to articulate and communicate our vision of the future. The mantra for Pioneer Square planning activity is to embrace change while maintaining historic character and diverse identities. What sets Pioneer Square apart from the many planning efforts around the City is the emphasis on developing partnerships necessary for implementing the community’s good ideas, and our strategy to capitalize on the current development boom to realize the best outcomes. This action planning is an alternative process of planning in that it structures the process of realizing the plan concurrent with creating it. This process is collaborative and operational, and allows the neighborhood and City to participate in real time with the development forces shaping South Downtown. The 1998 Plan reflects this pro-active approach and focuses on implementation of key projects facilitating the physical and economic development of the Pioneer Square Historic District.

History and Community Involvement

Pioneer Square has a long history of effective neighborhood planning. The neighborhood was established as the first **National Historic District** in the 1970s. In May 1970 the Seattle City Council passed Ordinance #98852 establishing the Historic District. Renovation of key properties got things rolling. Private citizen initiative was the driving force in the district’s establishment.

The **1974 Pioneer Historic District Plan** addressed the need for regulations and programs to ensure development and restoration consistent with the District’s historic character. The 1974 Plan proposed actions for public spaces, housing and commercial development to encourage the District to regain its former status as a thriving residential/commercial community in the heart of downtown Seattle. The City invested millions toward capital improvements, stimulating major private investment in the rehabilitation of Pioneer Square.

The 1989 Summit was instrumental in calling attention to the public safety issues plaguing the neighborhood. The solutions and concepts discussed in this 1989 Summit laid the groundwork for the existing 1991 Plan Update. The involvement of elected officials helped to find the necessary funding to get the Plan done.

The 1991 Pioneer Square Plan Update has become a model neighborhood plan and is valued as exemplary by many communities and the City. The 1991 Plan has been instrumental in directing attention toward and, in many cases, driving the implementation of identified capital improvement projects.

Phase I Neighborhood Planning Process 1995-97. Community volunteers dedicated thousands of hours researching the 1991 Plan and coordinating outreach events to involve neighborhood stakeholders. The most notable accomplishments were the **1996 Survey**, the **Mariners Ballpark Mitigation Process**, and the formation of the **Community Development Organization**.

The **1996 Pioneer Square Planning Survey** was widely distributed and yielded a healthy return. Hundreds of completed surveys revealed major community goals and provided a strong foundation to build recommendations. Four major themes emerged as community goals:

- Preserve and protect historic character
- Beautify and maintain streets, parks and alleys
- Sustain a safe and sanitary environment for all
- Promote and develop housing, the arts, small business and quality social services.

Phase II Neighborhood Planning Process received funding in July 1997. The Planning Committee hired a Plan Coordinator, developed a work plan, and got to work. The results of Phase II activity are recorded here and the goals and vision generated by the community have begun to influence the many development projects in and around the Historic District.

Major Issue Areas

- Improve communication and collaboration
- Improve the neighborhood’s public spaces
- Improve the range of housing stock
- Strengthen the economic base
- Improve infrastructure: parking, transportation and utilities

Action Planning involves defining the projects, programs and policies to achieve community goals, identifying stewards who will advocate the goals, and targeting partners who will implement them. This unique and creative approach is proving successful in realizing long-term neighborhood goals. The unprecedented combination of large development projects and community activism is creating opportunity for the Historic District to realize major investments of mutual benefit.

The **Pioneer Square Partnership Summit**, a set of five meetings, took place in late September and early October, 1997. The Partnership Summit was a forum to bring the community vision forward, refine tactics for achieving this vision, and establish relationships to get things done. Several hundred residents, business people, local developers, city officials, and representatives of neighborhood organizations all came together to work cooperatively toward this end. Given the development activity in Pioneer Square, the community’s energy for capitalizing on this opportunity, and the willingness shown by all stakeholders to work together, the timing for such an event was perfect.

The first four Summit meetings each explored a specific theme important to the neighborhood: improving public spaces, broadening housing availability, strengthening our economic base, and improving parking and transportation. In each of these meetings, the Planning Committee presented its current understanding of the community’s vision, then facilitated further refinement of this vision and discussion of strategies to achieve it. In these meetings, invited experts contributed their perspectives and advice to the process. In the fifth meeting, “Meeting of the Minds”, results were summarized and the challenge was set before the participants: “How do we make this happen?” The commitments expressed in this event, the productive partnerships forged there, and the efforts it set in motion were the true achievements of the Summit.

Our diversity is one of the attributes we love most—we will not agree on every issue. Nevertheless, Pioneer Square must find common-ground issues and speak with a unified voice on these issues. We accomplish this by keeping the community informed, involved and educated. We are meeting the construction boom challenge, by cultivating and developing partnerships. These development partners are stakeholders and must acquire a sense of ownership and responsibility for the care of the Historic District. We are helping the city to act in Pioneer Square’s interest as never before, by presenting clear and well-developed solutions to our many challenges. The 1998 Plan represents this common ground and the vehicle for communicating our shared vision.

What Happens Next?

Once the community has had a chance to review and comment, and final revisions are made, the 1998 Pioneer Square Plan recommendations move to City Council for adoption and approval. In short, the Plan becomes law. Future decisions impacting the Historic District will be based on these recommendations.

Top Seven Projects

At this stage in Pioneer Square’s development, it is critical to focus efforts constructively, to get visible work done, and to take maximum advantage of the opportunity created by the development boom. The Planning Committee adopted early in the process a proactive and opportunistic approach toward planning. Re-kindling support for the existing neighborhood plan by developing strategies to implement key projects has proven successful. Millions of dollars in capital improvements are underway with the Pioneer Square Historic District’s values and vision as the foundation.

The community rallied around the following seven projects first identified through the 1997 Pioneer Square Partnership Summit. These projects continue to remain of top concern. They are significant in that they transcend thematic boundaries and have the potential to set in motion a cascade of good effects. We have reached consensus on these projects as catalysts to set in motion our collective vision of our future.

Catalyze Housing Development

Develop an incentive package to stimulate private development of middle income housing. Get a major project started.

Develop the North Kingdome Lot

Secure a conditional property transfer requiring a substantial housing element, parking and retail. The North Lot must be developed and not remain a flat parking surface.

Improve Public Safety, Cleanliness and Behavior Standards

Improve service by the City Police Department, Parks Department and SEATRAN. Explore a pilot model for

improved police service in Pioneer Square. Promote the continued success of CleanScapes, a private/public community-based public space cleaning company.

Strengthen Our Economic Base

Develop and implement a major marketing and public relations campaign. The City must commit staff time and resources to support local initiatives in business networking, information exchange, and small business assistance.

Build Pedestrian Linkages

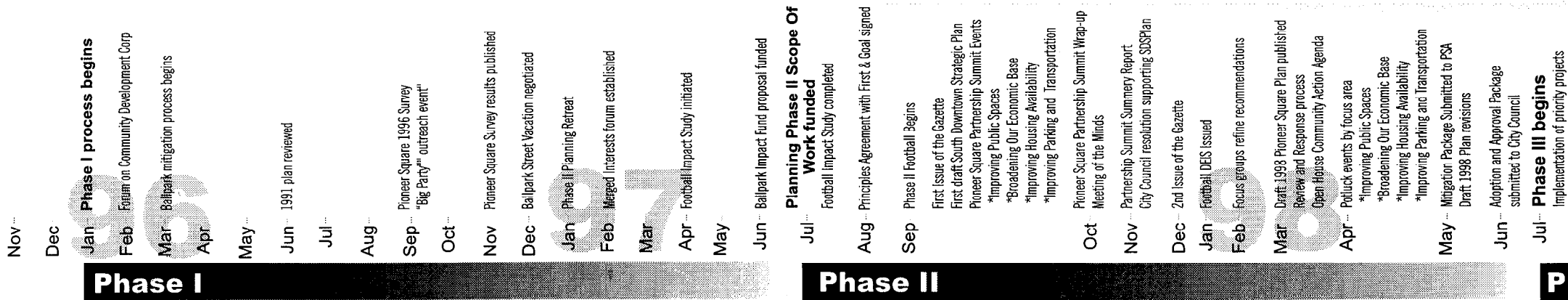
Facilitate strong coordination and partnering among projects to strengthen the neighborhood’s unique historic character and arts identity. Commit capital funding for prioritized projects in the 1998 Pioneer Square Neighborhood Plan.

Improve Access During Events and Secure a Community Parting Facility

Secure a community-managed parking facility. Implement a pass program for residential and employee access. Implement aggressive Transportation Demand Management (TDM) recommendations for the greatest results.

Develop the Parking Lots on the East Side of Occidental Park

Develop the east side of Occidental Park to promote positive pedestrian activity through the addition of retail opportunities and increased parking supply. Create incentives to promote the development of flat parking lots throughout the District. Advocate and coordinate a deal to make this happen.



<h2>Partnership Opportunities with First & Goal</h2> <p>football Stadium/Exhibition center Mitigation Process Pioneer Square and First & Goal., developer of the new football stadium/exhibition center forged a partnership agreement in July 1997. This “Agreement in Principles”, also signed by the International District and North Duwamish neighborhoods, created an opportunity to work together to determine key projects on which to focus mitigation dollars. When the project was approved, the State Legislature mandated a requirement for a 10-million dollar investment in mitigation and other neighborhood enhancements for the impacted communities. Neighborhood organizations, volunteers and consultants have worked to identify areas of mutual benefit on which to focus the spending. The Public Stadium Authority (PSA), the public oversight organization for the stadium project, quickly extended its support for this collaborative effort. The PSA has actively followed the progress and will make decisions about the mitigation package by mid-summer 1998.</p> <p>The strategy for each neighborhood is to push forward planning recommendations that make the most sense for mitigation. The presidents 2nd executives of Pioneer Square organizations share the responsibility of developing recommendations and working with the other neighborhoods. The Football Stadium Impact Study conducted last summer, the neighborhood planning process, special focus groups like the Economic Development Committee, the Public Spaces Forum, the Parking and Transportation Work Group, and the Housing Team, and public forums like Community Council have been influential in defining priorities.</p> <p>Ideas have been shared and merged with the broader effort being conducted by the City’s South Downtown Strategic Investment Plan. This effort is designed to coordinate and capitalize on the many South Downtown projects for maximum public benefit. Mitigation fund investment from the football stadium/exhibition center is one means to achieving implementation of recommendations.</p> <p>Pioneer Square’s proposed mitigation recommendations are listed in this document. Criteria utilized in the development of the recommendations are: appropriateness for mitigation funding, projects with long-lasting impact, potential for leveraging investment, and potential to meet the needs of more than one neighborhood. The PSA/First & Goal could help the neighborhood achieve its goals in any of these four ways:</p> <p>Mitigation Fund Proposal ~ use the mitigation funds to achieve</p> <p>Influence Recommendation ~ use influence or commitment to achieve</p> <p>Operation Recommendation ~ expand their ongoing operations to achieve</p> <p>Design Recommendation ~ adapt facility and site design to achieve.</p> <p>Football mitigation recommendations are highlighted at the end of each section of this document. The mitigation fund investments and partnerships derived through the football stadium/exhibition center project represent 2 significant opportunity to achieve major community goals. The opportunity should be embraced.</p>
March 1998 Pioneer Square Neighborhood Plan

Recommendations

Principles and Policies

This section identifies fundamental changes that must be implemented in the way Pioneer Square operates as a neighborhood. These recommendation are more general and foundational than the specific recommendations detailed in each section. They represent common threads running through many of the ideas discussed throughout this document.

1. Safety and Civility Enforcement

The diversity of users of Pioneer Square public spaces requires that common standards of civility are established and respected by all. Tourists, shelter residents, shoppers, workers, night club patrons, sports fans and residents all share space, and together define the public life of the neighborhood. Dysfunctional, antisocial behavior-harassment, public inebriation, drug dealing, drug usage, urination, excessive noise – cannot be ignored or tolerated. Existing standards for civil public behavior must be enforced by police. This Plan supports the Stay Out of the Park Ordinance, the Good Neighbor Agreement initiated by King County that limits further alcohol sales to already intoxicated chronic public inebriates, and the Good Neighbor Agreement between Social Service Providers and the Pioneer Square community that defines standards and responsibilities for the environment around service facilities. In addition, it is recommended that a public safety representative be appointed for Pioneer Square.

2. Cleanliness and Maintenance Practices

The continuous, heavy use of public spaces in Pioneer Square requires substantially more maintenance and cleaning when compared to less pedestrian-oriented neighborhoods. This Plan recommends the City and the Parks Department assume responsibility for improved cleaning and maintenance of public spaces. Many property owners have already taken measures to better maintain sidewalks and alleys by contracting cleaning to CleanScapes, a local public/private partnership employing disadvantaged neighborhood residents.The City may choose to contract this additional work to a local organization such as CleanScapes.

3. Artist Involvement Policy

Enhancing Pioneer Square’s historic and arts identity has been identified as one of the primary objectives of the community. A vital arts district provides a wide range of cultural experiences, including a network of art galleries, affordable artist live/work spaces, performance venues such as theatres, cabaret, and small outdoor stage areas, and an exciting collection of public art. Public art can take many forms, from artwork placed in a public location, to design-

team collaboration where the ideas of an artist are incorporated into the planning and design of the project as a whole. To protect and strengthen Pioneer Square’s arts identity, a policy has been developed to ensure that the work and thinking of artists is reflected in the design and construction of public spaces. This Plan proposes that ***An artist will be included on the design team for all capital projects in the District that involve the use of public funding -- local, regional, state or federal.***

4. Art and Legends Plan

In order to provide the implementation framework to realize a comprehensive public art and history program in the neighborhood, an Art and Legends plan shall be developed by artists, historians and community representatives. This plan will guide the development and placement for both public art and historic legends projects throughout Pioneer Square. This Art and Legends plan will:

- Identify opportunities, sites, themes and concepts for public art projects
- Identify stories, sites, and concepts for historic legends projects (see definition on page 5)
- Describe the connection between public art and historic site experiences
- Develop recommendations for gateway art locations and design guidelines (see definition on page 5)
- Propose methods and policy guidelines for hiring artists and historians
- Prioritize projects for implementation during the course of the next 10 years, coordinating with proposed capital projects.

5. Preservation Board Role

The responsibilities of the Pioneer Square Preservation Board are defined by the Pioneer Square Preservation District Ordinance, SMC Chapter 23.66. This Plan recommends that the Board analyze these responsibilities in light of current practices, and consider expanding their purview to more fully engage the range of responsibilities detailed in its by-laws. This may entail the Board becoming more active in enforcing the district ordinance and design guidelines; assuming greater involvement in enhancing the economic vitality of the Historic District; and adopting a more pro-active stance in updating land-use codes and incentives to help inspire growth without risking the integrity of the Historic District. Design review, while important, may not necessarily remain their primary responsibility. It may be necessary to assign additional staff or secure additional funding for expanded responsibilities.

Improving Public Spaces

Objective: strengthen quality of life through public art, public safety, and cleanliness

Public Spaces in Pioneer Square — the streets, parks and alleys — serve many functions. They are places for pedestrians to walk and linger, places for visitors to sit and watch the world go by, routes for sports fans, places for festivals and events, even the front porches and backyards of residents. The City’s designation of Pioneer Square as a pedestrian-oriented urban village is already a real and apt description.

Pioneer Square is home to a diverse crowd. It is the birthplace of Seattle and the nation’s first designated Historic District, drawing tourists and history buffs to explore its features. It is the arts district for Seattle, hosting galleries, design and advertising firms, and artist live/work studios. It is a thriving entertainment district, with night clubs, restaurants and outdoor cafes. Its waterfront edge is host to a vital ferry network. It is a magnet for some of the most unique retail in Seattle and, at the same time, houses many disadvantaged people in its missions and shelters. It is a burgeoning “technology gulch”, home to many of Seattle’s small technology and software development firms. It will soon become the home to a new baseball park, football stadium, exhibition center and rapid transit hub. This diversity makes for a vibrant community and a street life that is exciting and ever-changing. The recommendations identified here all work together toward strengthening Pioneer Square’s identity in the built landscape while improving the opportunities for public life.

Layers and Critical Areas

The recommendations to follow are presented in two ways. The first section shows the neighborhood-wide improvements organized into seven layers. This section identifies recommendations across the whole neighborhood, showing one thematic layer at a time. The second section focuses attention on five places identified as the most important in the public’s imagination and experience of Pioneer Square. By strengthening the vitality and identity of these “critical areas”, a greater effect is had on the whole area.

Urban Design Guidelines and the 1991 Pioneer Square Plan

Pioneer Square Historic District’s urban design and architecture provide the foundation of this unique neighborhood’s

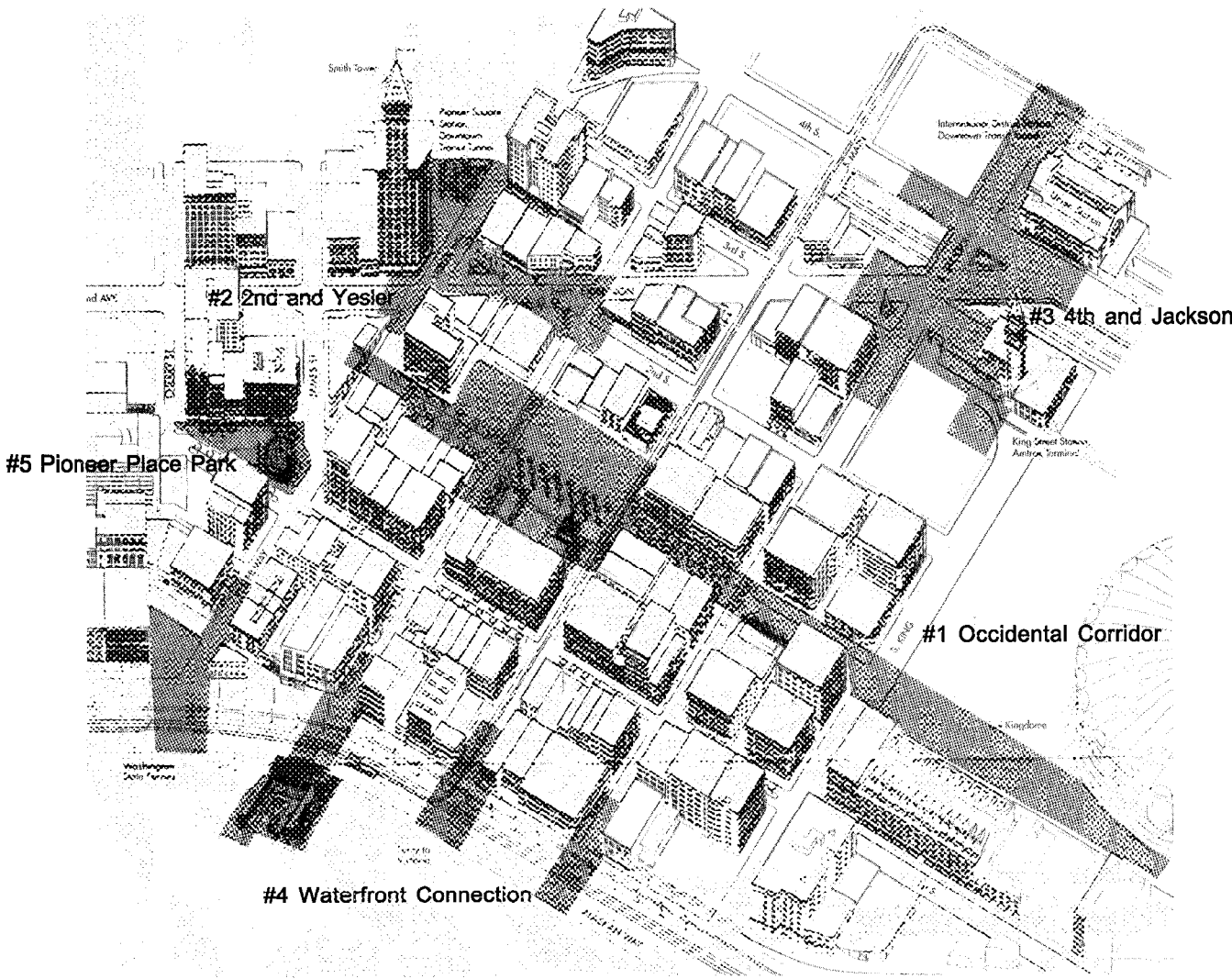
historic identity. The collection of historic buildings is one of the most concentrated in the country. The special historic street furnishings—benches, trash cans, light standards, etc. — continue this identity throughout public space. The codes and design guidelines in place that guide the rehabilitation of historic structures and define standards for streetscape elements together protect this historic character.

The 1991 Pioneer Square Plan provides detailed design guidelines for development, addressing both buildings and public spaces. This 1998 Plan does not replace that more detailed document, but rather updates its recommendations to reflect current priorities. It takes precedence over the 1991 Plan in cases of conflict. Otherwise, the detailed design guidelines (especially those for Image Building, and Character of the Retail Area) of the 1991 Plan are still in effect.

Guiding Principles

- Focus public space investment on the five critical areas in Pioneer Square (Occidental Corridor, 2nd/Yesler, 4th/Jackson, Waterfront Connections, Pioneer Place Park)
- Amplify local arts and historic identity through public art and legends projects and involving artists on design teams
- Build on pedestrian character by enhancing pedestrian promenades and improving navigability
- Revive our public parks. They must have excellent cleaning, maintenance and gardening, exciting programming and ample public restroom facilities
- Raise standards for civil public behavior and enforce these standards consistently
- Keep moving towards comprehensive treatment of streets and spaces, including paving, signage, and street furniture as they protect the unique and historic character of the neighborhood
- Reclaim Pioneer Square alleys for positive uses; keep them clean, safe, and dumpster-free

Critical Areas



Definition of Terms

Gateways: A multi-sensory experience denoting transition or arrival. Gateways are a particular type of public art, and do not have to be literal interpretations of “gates”. They may be used to mark sequential passage along a route or express a point of transition between areas.

Legends: This program is envisioned as a network of historic sites throughout the neighborhood marked with interpretive designed elements at the site, and linked to an exhibition style companion book and audio walking tour. The program will highlight stories to be expressed in the urban landscape illustrating events in Seattle’s history.

Public Art: A variety of experiences that may include: individual works of art displayed in public locations; functional and/or decorative building components made by artists; ephemeral artwork such as temporary installations or performances; design-team collaboration with artists; and integrated and site-specific artworks.

Streetscape Furnishings: The specific elements on sidewalks, streets and public spaces analogous to furniture in the home.

PUBLIC ART AND LEGENDS

As described on the previous page, a Public Art and Legends plan will be developed to provide an implementation framework for a comprehensive public art and history program in the neighborhood. Potential sites for public art, gateways, and legends will be explored and developed thematically in that plan, which must be funded and completed in 1998. The map to the right identifies existing public art *and potential* sites for additional public art. Final locations and themes for both art and legends sites will be developed through the Art and Legends plan.

NAVIGATION

A navigation system shall be developed to provide critical wayfinding support to the thousands of visitors, event goers, and transit users who pass through Pioneer Square everyday. A cohesive system of directional signs, maps and informational kiosks shall be sited at key locations throughout Pioneer Square to point the way to important destinations: parks, transit nodes, stadiums, the waterfront, ferries, historic sites, and adjacent neighborhoods’ attractions. Specific elements shall be designed in keeping with the arts and historic character, and overall navigation must complement the planned public art and legends projects.

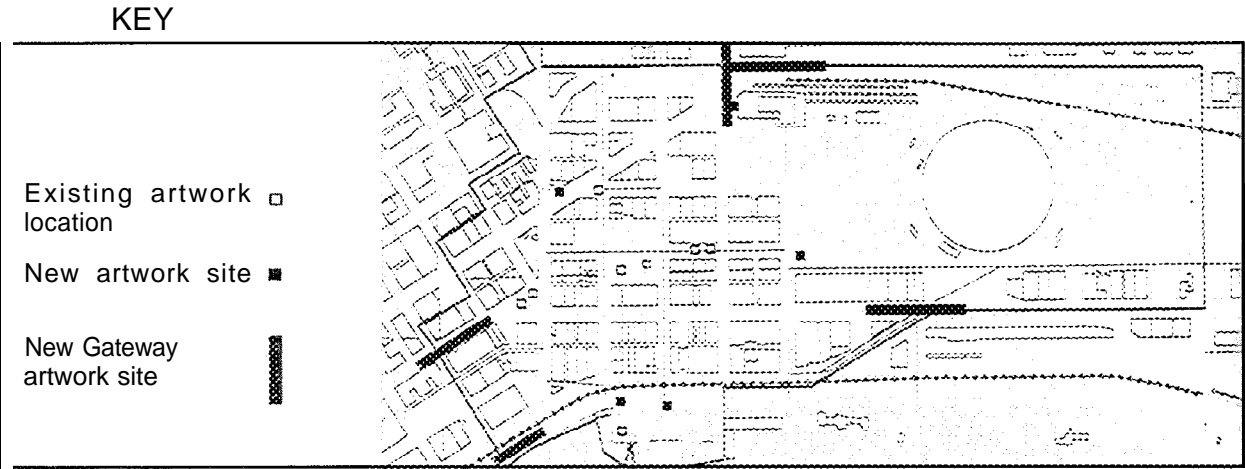
STREETSCAPE FURNISHINGS

The identity of Pioneer Square depends largely on the cohesive treatment of the streetscape with uniform historic furnishings. Street lights, benches, trash cans, traffic signals, drinking fountains, manhole covers, tree grates, bollards, fire hydrants, phone boxes and street signs as identified in the 199 1 Plan shall be used throughout Pioneer Square. All non-conforming trash cans throughout the Historic District shall be replaced with the approved green cans. If the approved cans are not available, a smaller version of the same can shall be proposed to the Preservation Board. Additional approved furnishings shall be added at identified locations.

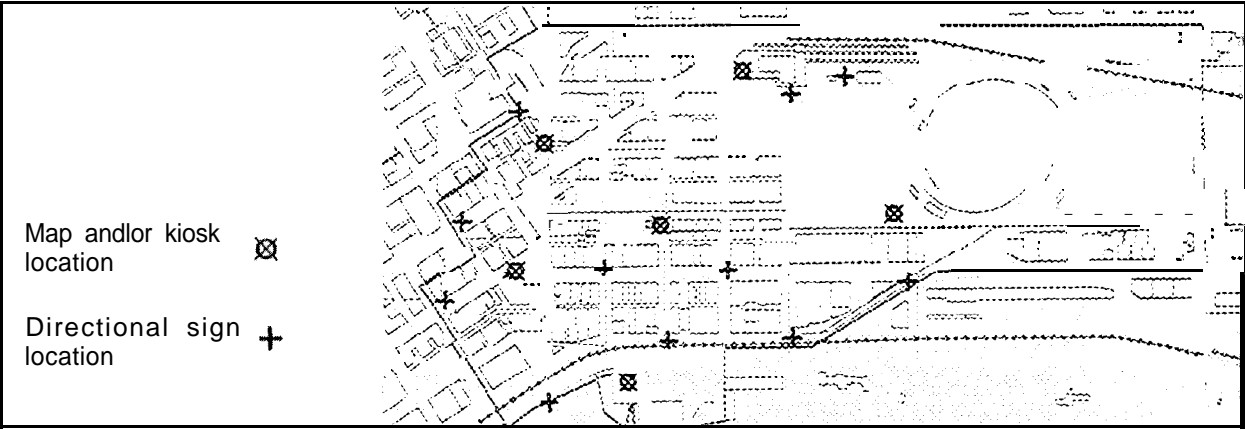
VEGETATION

London Plane trees shall be the primary street and park tree in Pioneer Square. Median strips and permanent plant beds shall contain plants approved for urban conditions, combining deciduous evergreen shrubs with flowers and ground cover. Hanging baskets with seasonal flowers shall be hung from building facades and on light standards on the street and in the parks. Given problems with vandalism and efforts to keep plant material lush and full, temporary ground-level planters in parks are not recommended. Additional street trees and median strips shall be added at the identified location. Additional planting shall be added to designated “green streets.”

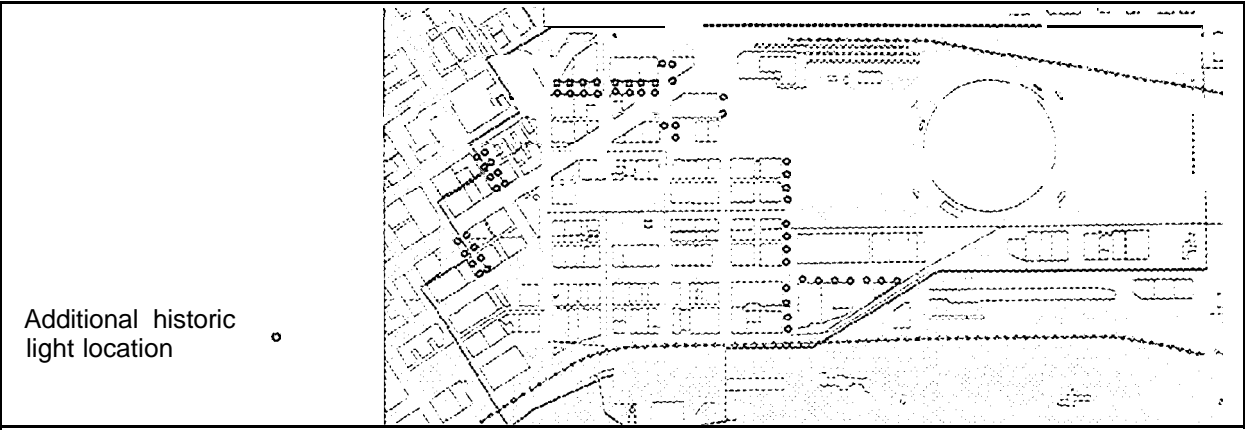
Existing and recommended locations for public art



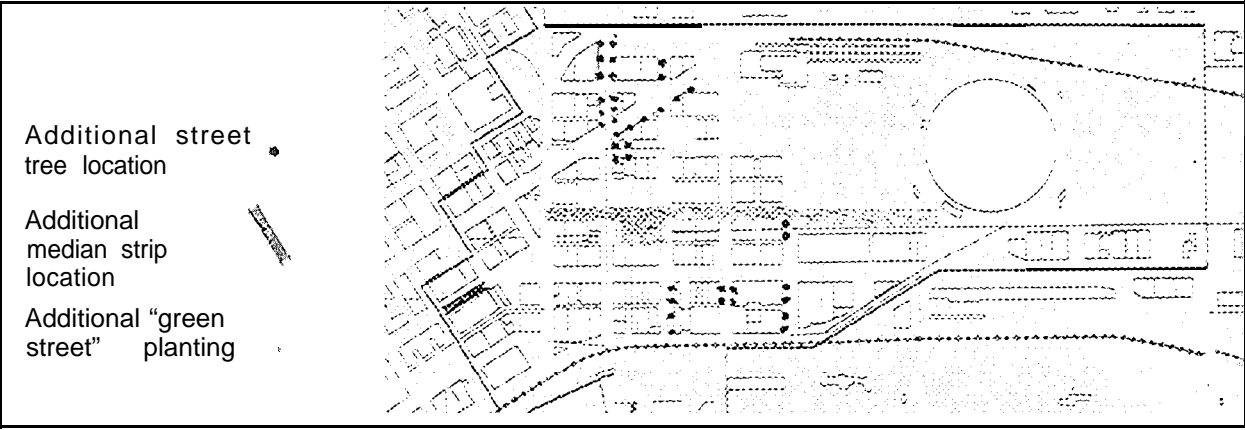
Recommended locations for maps, signs, and kiosks



Locations where specific furnishings need to be added or replaced



Locations where additional trees, median strips and plant beds are desired



SIDEWALKS AND AREAWAYS

A simple and cohesive treatment of sidewalk paving shall be uniformly implemented. Paving shall be concrete with one pound lampblack per cubic yard of concrete, scored in a 2'x2' grid. Curbs shall be granite. Gutters shall be brick. Alleys shall be brick where feasible. Curb cuts shall be concrete. Sidewalk prism lights shall be preserved and restored where feasible. Night lighting of sidewalk prism lights is encouraged. Decorative sidewalk treatment is not allowed except in special cases approved by the Preservation Board. Repairs to sidewalks shall be made at the identified locations. Repairs to areaways shall be made according to the 1984 Seattle Engineering Department Areaway Rehabilitation Program.

ALLEYS

The network of alleys is critical to Pioneer Square’s urban identity and provides routes for pedestrians and service vehicles. Brick and granite paving in the alleys shall be maintained and, where feasible, restored. In specified locations, alleys shall be graded and repaved to improve drainage and maintainability. Wall-mounted or overhead lighting at pedestrian levels must be added to create a safe 24-hour environment. Given the difficulty in enclosing dumpsters as currently required, an alternative system where dumpsters are removed and replaced by a system of daily collection for bagged garbage should be researched. Priorities for alley repair are based on both condition and degree of use by pedestrians,

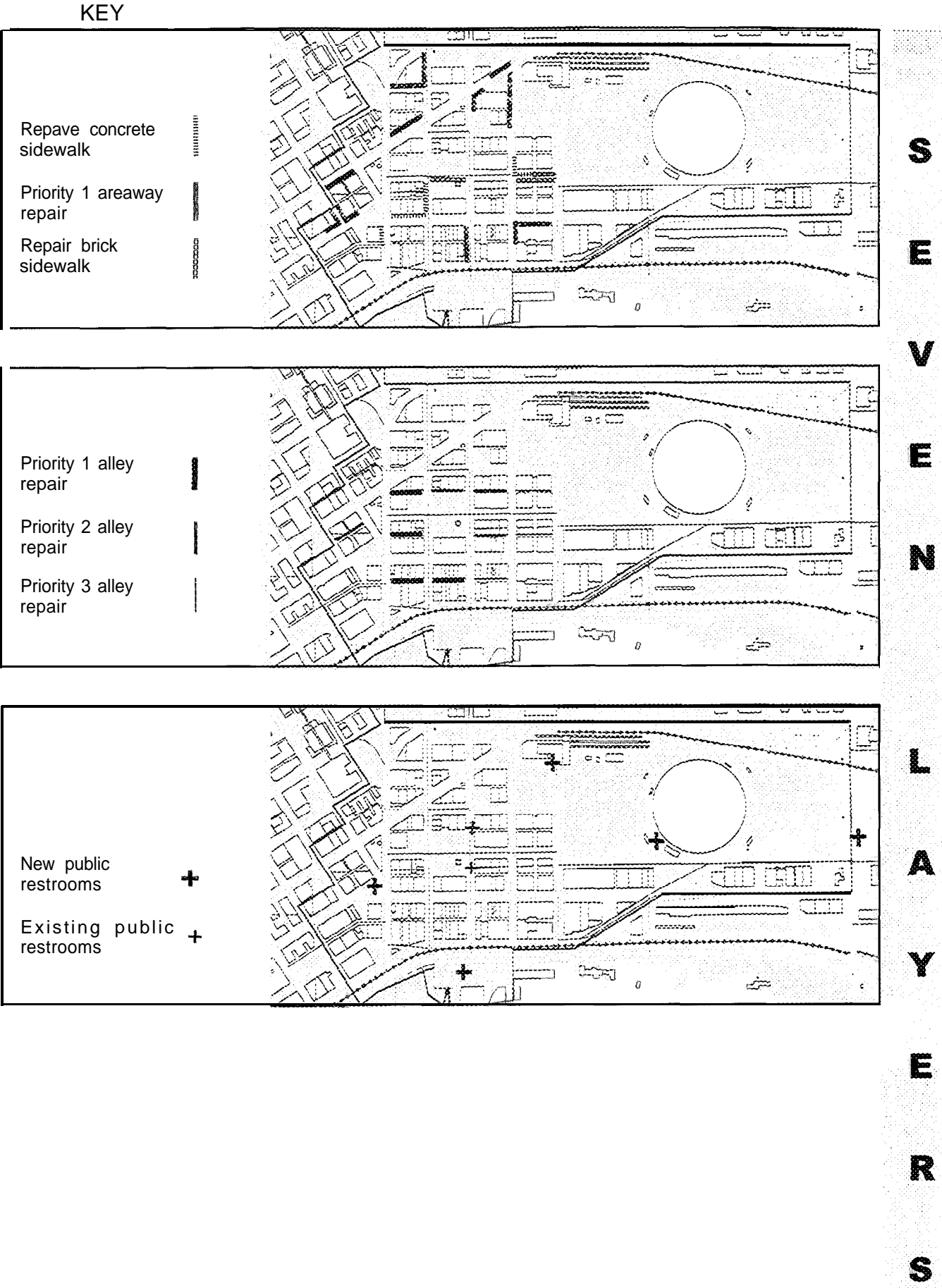
URBAN RESTSTOPS

Pioneer Square is already a prime destination for tourists, shoppers and visitors; new development will bring even more. The need for permanent, safe and accessible **public** restroom facilities is critical. New public restrooms shall be developed in identified public buildings and designed to be accessible to the public. These facilities shall be staffed and maintained adequately 18 hours per day to ensure they are clean, safe and functional. Existing restroom facilities under Pioneer Place Park shall be restored, and those at the fire station rehabilitated.

Locations where sidewalk paving must be replaced, and **areaways** with visible structural problems to be repaired

Alleys in need of surface repaving and drainage repair

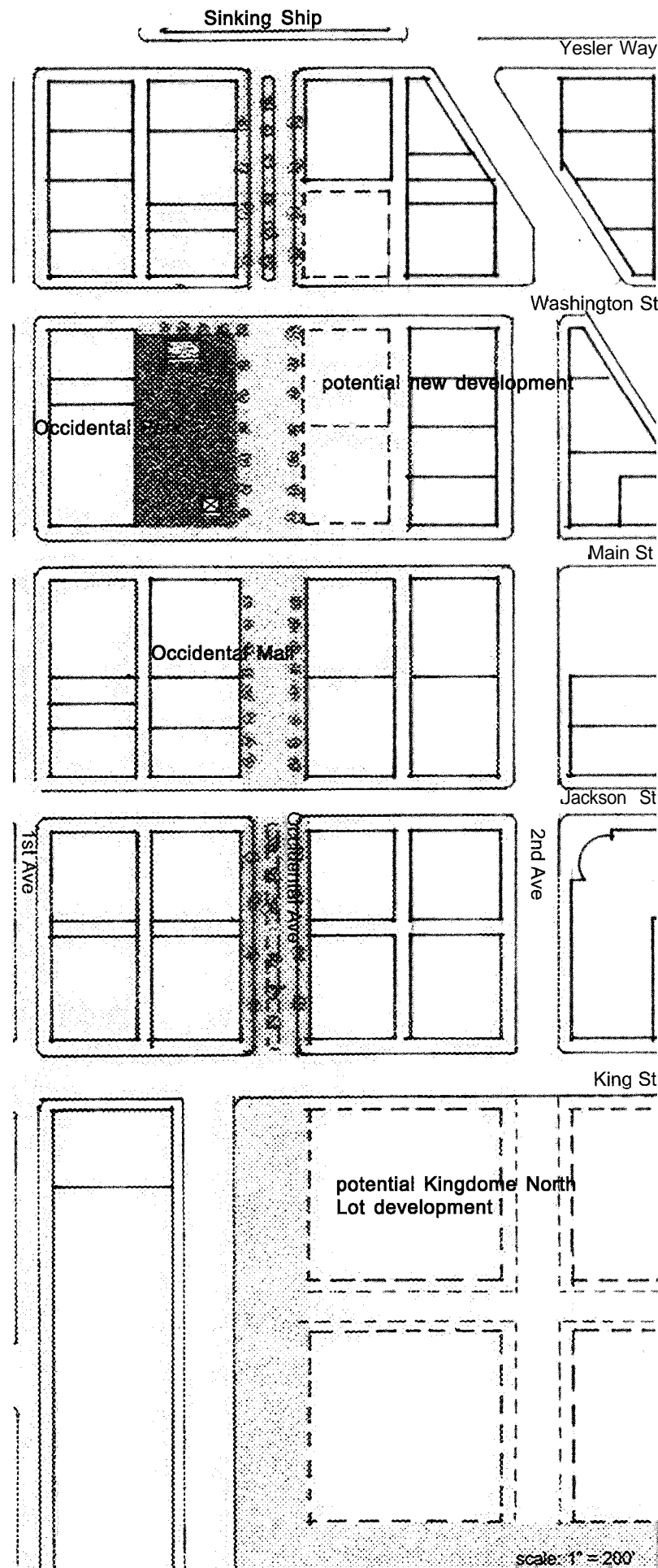
Public restroom facilities, existing and proposed




Occidental Corridor critical area #1

Objectives

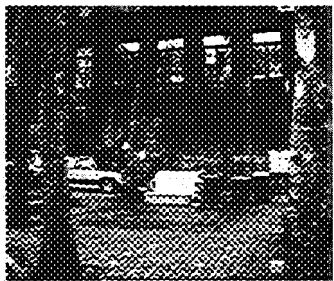
1. Strengthen the identity and unity of the corridor as a tide. Secure its future as the heart of Pioneer Square and one of the most beloved places in Seattle. Realize its designation as Pioneer Square's one Green Street
2. Weave the stadium / exhibition hall and Pioneer Square together by unifying this corridor across property boundaries. Extend the corridor south of Jackson St. by improving the streetscape between Jackson and King and creating a public plaza along the western edge of the Kingdome property, terminating at the new ballpark.
3. Attract development to the two eastern parking lots to better define the continuous space of the corridor and bring more complementary uses to the park.
4. Create a central pedestrian corridor linking event venues, transit stations and the central business district.



Recommendations

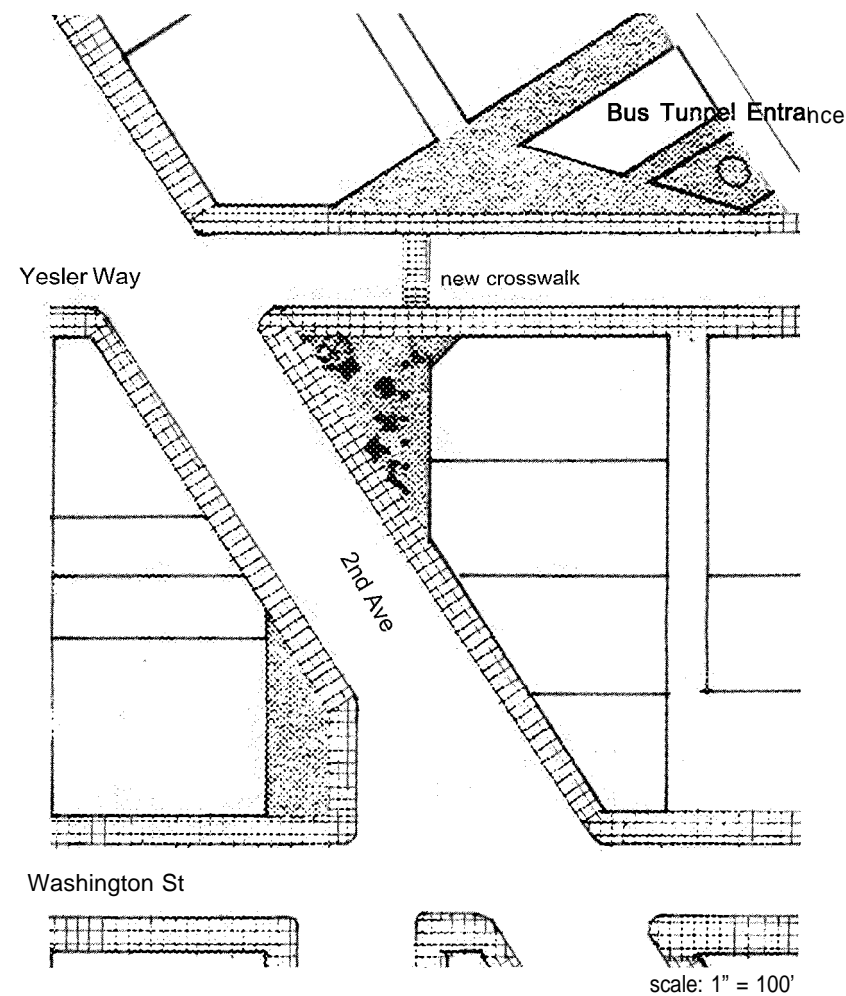
1. **Improve gardening, cleaning and maintenance** in the park. This is the heart of Pioneer Square and deserves to be one of the most beautiful places in Seattle.
 - Contract with an effective cleaning and maintenance organization such as CleanScapes to do **additional cleaning in the park:** daily trash pick up, frequent sweeping, pavement cleaning over and above the cleaning the city is responsible for.
 - Do **higher-quality and more frequent park maintenance:** year-round gardening; furniture, structure, and pavement cleaning; adding more seasonal flower baskets and holiday greens; maintaining trees; and keeping pavement in good repair. Employ staff for full-time security and to staff the information booth.
 - Consider securing **private sponsors** to adopt the corridor, to manage its maintenance, gardening and events programming.
 2. **Facilitate development of the two eastern parking lots with mixed uses:** market-rate housing or hotel, parking, grocery, and retail. It is critical to have an effective border on the eastern edge of the park. **Attract first rate cultural uses** to the park's adjacent property: a museum or live theatre venue.
- 
3. **Set up and manage a program of events** in the park and the mall, especially family oriented-festivals and performances.
 4. **Improve park furniture and amenities:** remove square concrete planters; add more permanent plant beds; replant permanent beds so they are lush and abundant; replace trash cans with approved historic green cans; add more hanging baskets in winter and summer; add small white lights in trees; and add moveable chairs for occasional seating.

5. **Improve the condition of the northwest corner of the park.** Include this space in Parks Department responsibility. Either enclose the dumpsters or remove them; disallow private vehicle parking; clean out the stairwell. This corner is a main entrance, and this space should feel like part of the park.



6. **Extend the corridor south by improving the streetscape from Jackson to King.** Expand sidewalk and add street trees; change parking from angled to parallel; repave sidewalks and street in brick. *This project adopted by the Public Facilities District and City of Seattle.*
7. **Extend the corridor further south of King** through the western edge of the Kingdome North Lot by creating a public plaza. Create a southern terminus to the Occidental Corridor at the new ballpark.
 - Involve an artist on the design team to reflect the integration of the stadium and Pioneer Square in the design
 - Ensure that the building facade of north lot development has public uses (retail, restaurants, etc.) to activate the space
 - Include an accessible public restroom in the stadium or exhibition center building
 - Ensure that this extension does not alter the existing street width or restrict access for existing uses.
8. **Work with property owners to encourage them to achieve higher occupancy in retail spaces** along the corridor. Identify obstacles and address them.
9. **Centralize responsibility for Occidental Park and Occidental Mall** with the Parks Department and/or private sponsors. (Currently, SEATRAN and the Parks Department share responsibility for different areas within what is perceived as one space.)
10. **Implement elements of the pedestrian navigation system** to help visitors, tourists, trolley and bus riders, ferry users and event-goers find their destinations throughout south downtown.
 - Whenever possible, streetscape design should facilitate visual connections to main destinations and transit links
 - Install specified maps and signs to direct pedestrians to identified destinations (see Navigation layer.)

2nd / Yesler
critical area #2



Objectives

This area is a critical area because its regeneration is crucial to the neighborhood's future. Fortson Square is currently the nexus for all that ails Pioneer Square: drug dealing, dysfunctional anti-social behavior, public drug usage, harassment, derelict property. This area is the entrance into Pioneer Square from the bus tunnel, and a key link to the central business district. Its decline must be stopped and its regeneration begun. Of the five critical areas, this one requires the most attention and resources from the City.

There is no one magic solution; rather, the regeneration effort must occur on three fronts:

1. Secure active, vital land uses at adjacent properties, especially on the first floors.
2. Raise standards of civility for public behavior, and enforce them.
3. Increase pedestrian Wow through area by designing better pedestrian connections and creating more diverse destinations.

Recommendations

1. Implement incentives and advocate to property owners to **bring active uses to adjacent properties**. Specifically, attract more retail and service businesses such as a pharmacy, grocery, hardware store, etc., to first-floor spaces; attract middle-income housing or commercial tenants on upper floors. Active retail on first floors, increased positive pedestrian traffic, and transparent facades are critical to keeping concerned eyes on the street.

2. **Limit specific over-represented commercial uses** at this corner, specifically street level businesses dependent on alcohol sales, until the problems with crime and uncivil behavior are resolved.

3. Support the **Good Neighbor Agreement** between existing social service providers and Pioneer Square Community Council that defines responsibilities, standards and accountabilities to ensure clean public areas and civil public behavior. Do not add any more social services to this corner until current problems with crime and uncivil behavior are resolved.

4. Encourage **police to focus their efforts** at this area by reducing tolerance for uncivil behavior and enforcing public behavior standards. Drug dealing, dysfunctional behavior, harassment, and drug usage must be eliminated. Work with the police to resolve responsibility issues.

5. Allocate resources to make this area a model success for **King County's initiative** with convenience store and tavern operators to limit further alcohol sales to intoxicated chronic public inebriates.

6. Transfer **responsibility** of Fortson Square from SEATRAN to the **Parks Department** to improve gardening and maintenance and allow the Stay Out of the Park Ordinance to be enforced.

7. Fund the project to **redesign and rebuild Fortson Square**, which will improve healthy pedestrian use of the space and help catalyze redevelopment. The proposed design by artist Elizabeth Conner and landscape architect Cliff Willwerth (working with Community Council and the Community Development Organization) expresses Pioneer Square's history and encourages exploration and movement through the space. This is a successful model for inclusion of an artist on the team in public space design.

8. Implement **pedestrian streetscape improvements** that help bus tunnel users find their way to the stadiums and Pioneer Square destinations, and enjoy the experience.



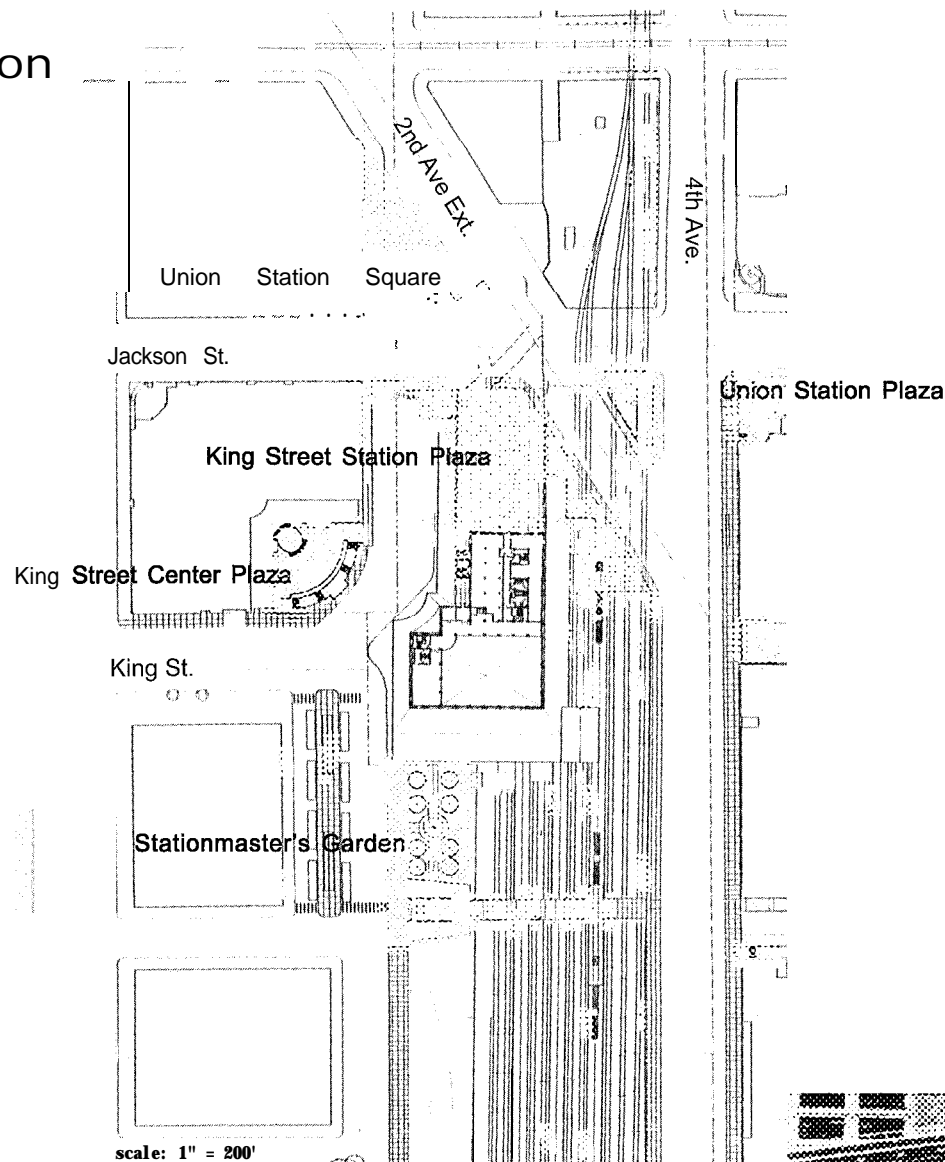
- Implement mid-block crossing on Yesler at the tunnel entrance
- Install better lighting at Fortson Square
- Install a special signal at 2nd and Yesler to allow pedestrians to cross all ways at the same time
- Design should use focused vistas of local landmarks
- Implement the streetscape improvements identified for 2nd Ave Extension to provide a link to 4th/ Jackson described in the Seven Layers.

9. **Open the bus tunnel evenings and weekends**, and actively promote its use for event goers to bring more people through this area.

10. Implement elements of the **pedestrian navigation system** to help visitors, tourists, trolley and bus riders, ferry users and event-goers find their destinations throughout south downtown.

- Whenever possible, streetscape design should facilitate visual connections to main destinations and transit links
- Install specified maps and signs to direct pedestrians to identified destinations (see Navigation layer, page 6.)

4th and Jackson
critical area #3



Objectives

1. Weave Pioneer Square and the International District for pedestrians, improving safety and clarifying routes.
2. Celebrate the rebirth of rail transportation for the future by heightening awareness of exciting rail operations and site history.
3. Create a unified public space experience that transcends property boundaries.
4. Express the transition between the two neighborhoods and clarify the identity of each.
5. Mark entry into downtown for northbound vehicles.
6. Welcome rail passengers into Seattle and Pioneer Square.

Recommendations

1. Design **streetscape** to assist pedestrian navigation at this major transit link. Pedestrians moving between the International District and Pioneer Square, and from the rail station to both neighborhoods, the stadiums, the waterfront, and downtown should be able to orient themselves and find their way safely.
 - Clarify pedestrian routes with cohesive design elements
 - Include an artist on the design team of the streetscape improvement project to help ensure important themes are explored through design. These themes may include the rail history and future of the area, the constant movement of passengers, the transition between two colorful neighborhoods, and the rail operations themselves
 - Use vistas of existing landmark icons -such as the Smith Tower, the King Street Station Campanile, and the Bush Hotel – and public art to orient pedestrians
 - At street crossings, mark crosswalks and use pedestrian traffic signals
 - Extend streetscape improvement north on 2nd Avenue to the Pioneer Square transit station.

This Plan endorses the design guidelines developed by the February 1998 Workshop for the 4th and Jackson streetscape project, available at Strategic Planning Office.

2. Make the individual **public spaces** in this area work together well, their designs and uses complementary. Boundaries between them should be porous and transitions smooth.
 - Make King St. Station Plaza the heart of these spaces
 - Activate public spaces with small businesses: cafes, news stands, bike cabs, etc.
 - Activate sidewalks with public uses at street level in all new development in this area, including the King Street Station Plaza and Union Station project
 - Extend the plaza at Jackson Street level between King Street Center and King Street Station
 - Use some consistent design elements across all spaces to link them together without making them homogenous.
3. Make **the Jackson St. sidewalk width generous and consistent** on both sides of Jackson between 5th Ave and Occidental. Repave the sidewalk on the north side of Jackson from 5th to Occidental.
4. The streetscape improvement project and future development should **preserve and highlight the expansive views**:
 - west, of the waterfront from Jackson St
 - north, of 2nd Ave and the Space Needle
 - east, of the International District and First Hill
 - south, of great facades and the new stadium.



5. **Redesign the traffic island on 4th Ave** south of Jackson so it is safer and has more room for pedestrians.
6. **Redesign the bus stop** at Union Station Square and create a distinctive public plaza, closing 3rd Ave except for emergency vehicles. The design should integrate this plaza with sidewalk and bus stop, and focus visitors' attention on the vista up 2nd Ave Extension.
7. Improve **the pedestrian experience** on both sides of 4th Avenue from Airport Way to Washington Street.
 - Add pedestrian lighting on both sides of the street
 - Add street trees where feasible
 - Add crosswalk and light on 4th at Weller Street Bridge
 - Consider expanding eastern end of Weller Street Bridge to hold swells in east-bound pedestrian traffic flow
 - Encourage Union Station development to design for public uses and entries at street level along 4th Ave.
8. **Fund the project to improve the structural integrity** of the various bridge supports. Redesignate 4th Ave as a "life line" in SEATRAN's classification system, since the rails beneath and the street above will both become critical with new development in this area.
9. Implement elements of the **pedestrian navigation system** to help visitors, tourists, trolley and bus riders, ferry users and event-goers find their destinations throughout south downtown.
 - Whenever possible, streetscape design should facilitate visual connections to main destinations and transit links
 - Install maps, signs and/or kiosks to direct pedestrians to identified destinations (see Navigation layer, pg. 6.)
10. Ensure that **an accessible public restroom** is included in the King Street Station renovation project. This restroom should be staffed by security and well maintained for 18 hour daily operation.

Waterfront Connection

critical area #4

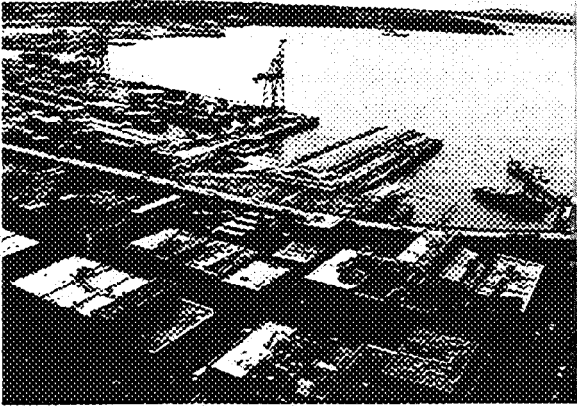
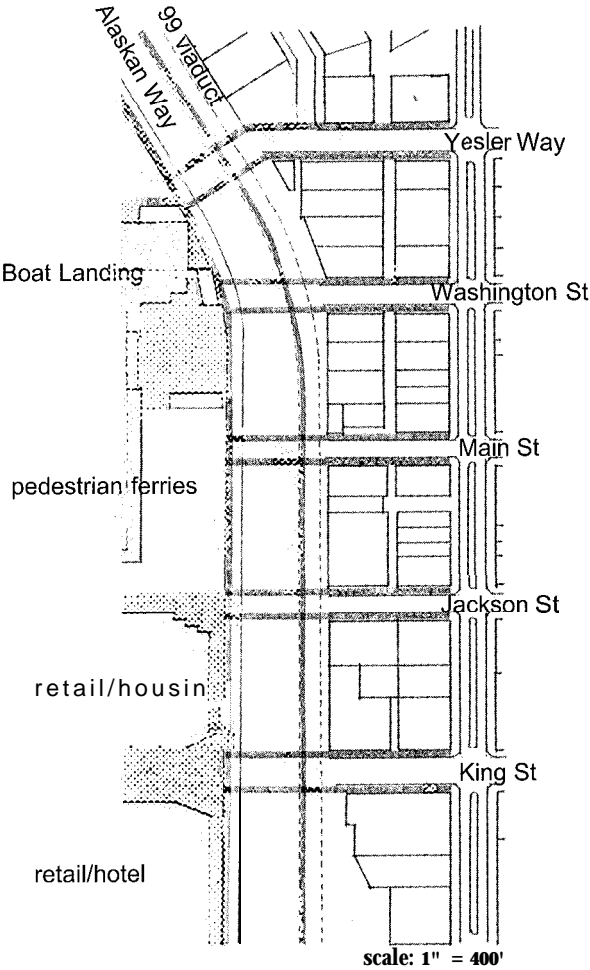


Figure 1: Waterfront Connection critical area #4

Objectives

1. Connect Pioneer Square with the waterfront by creating destinations that attract people to Waterfront south.
2. Weave the east/west Pioneer Square streets to the waterfront by strengthening the pedestrian connections **under** the Hwy 99 viaduct. Use connections at street level to minimize the barrier effect.
3. Revive the Washington Street Boat Landing and restore it to its position as the centerpiece of Waterfront South. This historic pier is the key relic that connects Pioneer Square and Seattle to its waterfront history.
4. Redesign waterfront parks to allow better access to the water, provide facilities for recreation, and provide places to experience the unique port activity there. This is a productive urban waterfront, and public space design should celebrate this.
5. Reorganize the linear space under the 99 viaduct so it can be shared by pedestrians, traffic, taxi queues and parked cars. Make the space clean and well fit, with clear pedestrian paths.



Recommendations

1. Create **visible destinations** on the waterfront to relink Pioneer Square to the water.
 - Develop street level retail, potentially with housing above, at Jackson on the water side, visible from 1st Ave
 - Consider housing or hotel development with street level retail on Pier 46 property, visible from 1st Ave.
2. Strengthen **east / west pedestrian connections** at street level between Pioneer Square and the waterfront
 - Create open vista of water at Main St. as part of Pier 48 development
 - Preserve view corridors at Yesler and Washington
 - Redesign streetscape on Jackson, Main, Washington, & Yesler from 1st to the water's edge to emphasize vistas of waterfront
 - Continue streetscape design treatment (paving, furniture, etc) under viaduct to guide pedestrians through
 - Create safe, well designed and clearly marked crossings under the viaduct.
3. **Rehabilitate and reuse Washington Street Boat Landing**, an important part of Pioneer Square's waterfront history.
 - Use the building as the entry for the "mosquito fleet" of small passenger ferries
 - Alternatively, restore the boat landing and make it the centerpiece of a new public space (see #4.)
4. Create a vibrant **waterfront park**, one that attracts users visually from both the tourist area of the waterfront to the north and from Pioneer Square to the east. It should relink these destinations and provide a great place to be on the water for downtown users. Specifically, the design should:
 - Be open, simple, flexible to allow multiple uses and events
 - Express Seattle's maritime history and future
 - Engage and celebrate the existing port and ferry operation
 - Involve an artist on the design team.
5. Improve **safety and cleanliness** of waterfront public spaces. They must be maintained to a higher standard of quality.
 - Improve ongoing service and maintenance: repairs, cleaning, gardening and trash pick-up
 - Enforce public behavior standards in public spaces; current uncivil behavior cannot be tolerated.
6. Create a **pedestrian promenade** along the water,

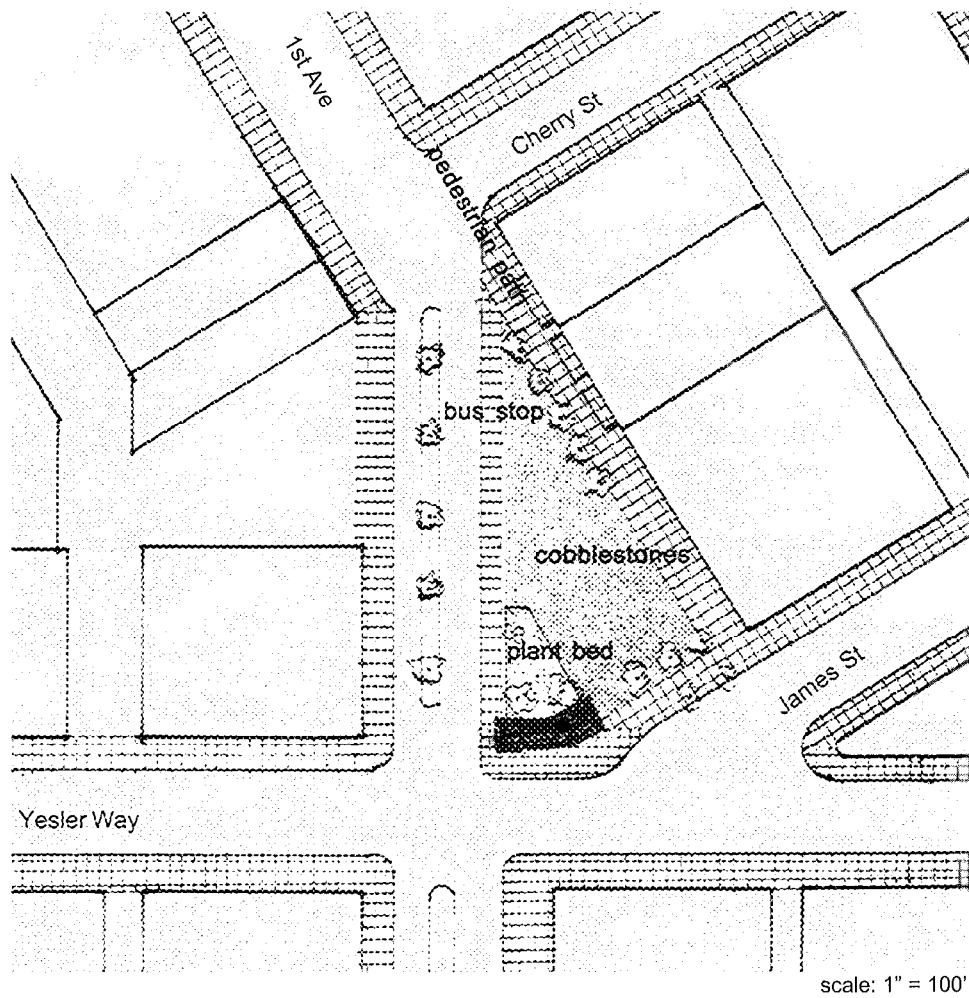
- linking it to existing segments to result in a continuous **waterfront path**. The existing path from Magnolia through Myrtle Edwards Park will continue south to the West Seattle Bridge, traverse Harbor Island, and link up with the path at Alki Beach.
- Design the segment along the water, minimum 15' width, for pedestrians and bikes
 - Use this path as the primary route for east and south bound pedestrian ferry traffic
 - Do not add to the path just west of the viaduct; its location ignores the water's edge, its naturalistic design doesn't fit with either the historic or productive character of the urban waterfront, and trees block the visual connection to the water
 - The path should celebrate the diverse uses of the urban waterfront: marinas, historic piers, ferry terminals, parks, the busy port.
6. Redesign the **space underneath the viaduct** to capitalize on its unique properties and its potential for pedestrian use in wet weather.
 - Clean the viaduct structure, add more ivy
 - Regrade and repave the ground surface
 - Improve the organization of parking, and mark spaces
 - Upgrade the lighting under the lower deck and add lighting on columns to improve the pedestrian experience
 - Clearly define pedestrian areas, mark crossings better
 - Get creative about the noise: insulate the underside of upper deck to reduce sound reflection, and find a lightweight surface material to smooth over expansion joints.
 7. Implement elements of the **pedestrian navigation system** to help visitors, tourists, ferry users, trolley and bus riders, and event-goers find their destinations throughout South Downtown.
 - Whenever possible, streetscape design should facilitate visual connections to main destinations and transit links
 - Install specified maps and signs to direct pedestrians to identified destinations (see Navigation layer, pg 6.)
 8. **Public Access:** Existing land-use code requires that a percentage of space for each waterfront development be used for public access to water. Currently, spaces cannot be grouped across developments. If developers could combine these spaces, the result could be better public access. Consider changing the land-use code to allow combining public access spaces in exchange for community involvement in design.
 9. This Plan endorses the **Port of Seattle as the lead developer** of Waterfront South as they have a proven track record of high-quality public space design.

Pioneer Place Park
critical area #5



Objectives

- 1. Improve this park's ability to act as the foyer to Pioneer Square, welcoming and orienting most of our visitors.
- 2. Strengthen and enhance this park, the historic soul of Seattle, without changing it significantly.
- 3. Preserve the historic pergola, cobblestones, and plant bed that reflect Seattle's early development, and We artwork that expresses the continuing interaction between Native American and European cultures.
- 4. Enhance the park's ability to host the constant and diverse public social activity so important to the neighborhood, while allowing efficient pedestrian traffic flow.
- 5. Protect views of the beautiful historic architecture bordering the space.



Recommendations

- 1. **Enforce public behavior standards and civility laws.** Tourists, local workers and residents often feel intimidated by the anti-social, dysfunctional behavior that is currently tolerated and ignored by law enforcement.
- 2. **Improve gardening and maintenance;** this deserves to be the most beautiful park in Seattle.
 - Replant the permanent beds so they are glorious and abundant, and deter pedestrians more effectively
 - Remove the octagonal concrete planters
 - Add more hanging baskets with seasonal flowers year round
 - Put small white lighting in the trees in this park and in First Ave median strips
 - Shine lighting up on the Totem Pole
 - Replace garbage cans with the approved historic green cans
 - Work in the park more frequently, cleaning and gardening
 - Prune trees to increase the flow of air and light through their branches; do annual tree maintenance.
- 3. Improve the functionality of the park by **better defining walking/sitting/waiting spaces** and resolving paving problems. For main pathway adjacent to buildings:
 - Resite telephone booths against buildings
 - Fix sidewalk problems at the eastern border, being careful of areaway issues, and remove the drainage ditch next to areaways (see image to right)
 - Move benches out on the cobblestone area to allow more space for sidewalk cafes and pedestriansFor cobblestone area:
 - Re-grade the ground under the cobblestones for better drainage, and replace cobblestones
 - use benches and other suitable historic elements to define a space on the cobblestoned area for riders waiting for the bus.
- 4. Set up an **information booth** to be staffed by the Tourist and Visitors Bureau. This will help visitors to Pioneer Square get oriented and learn about the features and destinations of the neighborhood. This booth and the navigation system elements to be sited here (see #7) should be compatible.
- 5. **Rehabilitate and reopen the public restroom** beneath the park. Station staff there 18 hours per day to ensure it is clean, safe and functional. Consider using this historic and civilized public facility as a money-making tourist attraction.

- 6. Set up a **park sponsorship program** so that local property owners and tenants may adopt this park and oversee its care: gardening, maintenance, seasonal decor and event programming.
- 7. Implement elements of the **pedestrian navigation system** to help visitors, tourists, ferry users, trolley and bus riders, and event-goers find their destinations throughout South Downtown.
 - Whenever possible, streetscape design should facilitate visual connections to main destinations and transit links
 - Install specified maps and signs to direct pedestrians to identified destinations (see Navigation layer pg. 6).



keep clear for pedestrians